



HOUSING AND REDEVELOPMENT AUTHORITY AGENDA

Tuesday, July 19, 2016

6:50 p.m.

**Coon Rapids City Center
Council Chambers**

Call to Order

Roll Call

Approval of Minutes of Previous Meeting

1. Approve May 17, 2016 and June 7, 2016 Minutes

New Business

2. Consider Relocation Claim, James J. Bock, 1425 Coon Rapids Blvd.

Other Business

Adjourn



HRA Regular

1.

Meeting Date: 07/19/2016

SUBJECT: Approve May 17, 2016 and June 7, 2016 Minutes

Attachments

May 17, 2016 Minutes

June 7, 2016 Minutes

HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF MAY 17, 2016

A meeting of the Coon Rapids Housing and Redevelopment Authority was called to order at 6:57 p.m. on May 17, 2016 in the Council Chambers.

Members Present: Chair Jerry Koch, Wade Demmer, Brad Johnson, Jennifer Geisler, Denise Klint, Ron Manning, and Steve Wells

Members Absent:

CALL TO ORDER

Chair Koch called the meeting to order at 6:57 p.m.

ROLL CALL

All present.

APPROVAL OF MINUTES OF PREVIOUS MEETING

1. Approve HRA Minutes – April 5, 2016 and April 19, 2016

MOTION BY COMMISSIONER MANNING, SECONDED BY COMMISSIONER WELLS TO APPROVE THE APRIL 5, 2016 MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER MANNING, SECONDED BY COMMISSIONER KLINT TO APPROVE THE APRIL 19, 2016 MEETING MINUTES. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

2. Consider Sale of Residential Lot, 807-87th Lane.

Council held public hearing and no one wished to speak.

MOTION TO APPROVE BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER JOHNSON. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

None.

ADJOURN

MOTION BY COMMISSIONER JOHNSON, SECONDED BY COMMISSIONER WELLS, TO ADJOURN THE MAY 17, 2016 MEETING AT 7:00 P.M. THE MOTION PASSED UNANIMOUSLY.

Housing and Redevelopment Authority Minutes

May 17, 2016

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Approval Attestation:

Joan Lenzmeier, City Clerk

HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF JUNE 7, 2016

A meeting of the Coon Rapids Housing and Redevelopment Authority was called to order at 7:00 p.m. on June 7, 2016 in the Council Chambers.

Members Present: Chair Jerry Koch, Wade Demmer, Brad Johnson, Jennifer Geisler, Denise Klint, Ron Manning, and Steve Wells

Members Absent:

CALL TO ORDER

Chair Koch called the meeting to order at 7:00 p.m.

ROLL CALL

All present.

NEW BUSINESS

1. Consider Resolution HRA 16-2 Approving Purchase Agreements for Riverdale Station Development.

Council held public hearing and no one wished to speak.

MOTION TO APPROVE BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER DEMMER. AYES 6 – NAYS 1 (JOHNSON). MOTION CARRIED.

OTHER BUSINESS

None.

ADJOURN

MOTION BY COMMISSIONER JOHNSON, SECONDED BY COMMISSIONER WELLS, TO ADJOURN THE JUNE 7, 2016 MEETING AT 7:03 P.M. THE MOTION PASSED UNANIMOUSLY.

Approval Attestation:
Joan Lenzmeier, City Clerk



HRA Regular

2.

Meeting Date: 07/19/2016

Subject: Consider Relocation Claim, James J. Bock, 1425 Coon Rapids Blvd.

From: Matt Brown, Economic Development Coordinator

INTRODUCTION

The HRA is asked to consider a claim for a fixed moving payment for James J. Bock.

DISCUSSION

The HRA purchased the office building at 1425 Coon Rapids Boulevard in 2009 as a future redevelopment opportunity. The HRA intended to operate the building for several years to offset the acquisition costs. In 2015, Staff determined that the building's maintenance expenses would begin to exceed the revenue generated in the coming years. Staff and the City's relocation consultant then began working with the building's tenants to find new locations. Two of the building's four tenants (James J. Bock, CPA and Overstad Chiropractic) are eligible for relocation assistance under the Uniform Relocation and Reestablishment Assistance Act. Because the other two (Paul Gentilini State Farm Insurance and Tuned Up Custom Rods) had entered into leases with the HRA after it had purchased the building, they are not eligible for relocation assistance. As an aside, all four businesses have moved into new locations along Coon Rapids Boulevard in the last few months.

The HRA is asked to approve a fixed moving payment in the amount of \$40,000 for James J. Bock. Provided certain conditions are met, the Uniform Relocation and Reestablishment Assistance Act allows a displaced business to opt for a fixed payment-in-lieu rather than a payment based on actual moving and reestablishment costs. ProSource, Inc., the City's relocation consultant, has verified that Mr. Bock satisfies the conditions and has presented necessary documentation. Mr. Bock's office has moved to 299 Coon Rapids Boulevard. Funds for this payment are available in TIF District 1-6, which was used for the acquisition of this and other properties in Port Riverwalk.

Staff intends to have the building demolished in the coming months. Once the Coon Creek Watershed District's plans for a potential new facility in Al Flynn Park are clearer and implications on other park facilities are known, Staff will consider options for selling the property. Staff expects that the HRA will consider a relocation claim from Overstad Chiropractic in the coming weeks.

RECOMMENDATION

Staff recommends that the HRA approve a \$40,000 fixed moving payment to James J. Bock.

Attachments

Location Map

